

BARNES CENTER FILING NO.2

A SUBDIVISION OF A PORTION OF TRACT 15 AND TRACT 16 OF A VACATION PLAT OF A PORTION OF SADDLEBACK ESTATES LOCATED IN A PORTION OF SECTION 24 AND SECTION 25 BOTH IN TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO
SHEET 1 OF 2

KNOW ALL MEN BY THESE PRESENTS:

THAT SHREE SUMUKH HOSPITALITY, A LIMITED LIABILITY COMPANY, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

A PORTION OF TRACT 15 AND TRACT 16 OF A VACATION PLAT OF A PORTION OF SADDLEBACK ESTATES LOCATED IN A PORTION OF SECTION 24 AND SECTION 25 BOTH IN TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF TRACT AS PLATTED IN BARNES CENTER FILING NO. 1 RECORDED ON DECEMBER 9, 2014 UNDER RECEPTION NO. 214713559, IN THE RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF TRACT 6, SADDLEBACK ESTATES (NOW VACATED ACCORDING TO A VACATION PLAT OF A PORTION OF SADDLEBACK ESTATES RECORDED IN PLAT BOOK Y-3 AT PAGE 142) SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE N53°17'21"W, ON THE NORTHERLY BOUNDARY OF SAID TRACT 6, A DISTANCE OF 183.14 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT 6 BEING ALSO THE SOUTHEASTERLY CORNER OF TRACT 7 AS PLATTED IN SAID SADDLEBACK ESTATES (NOW VACATED ACCORDING TO A VACATION PLAT OF A PORTION OF SADDLEBACK ESTATES RECORDED IN PLAT BOOK Y-3 AT PAGE 142);

THENCE 36°49'27"W ON THE EASTERLY BOUNDARY OF SAID TRACT 7, A DISTANCE OF 262.29 FEET TO AN ANGLE POINT IN THE BOUNDARY OF SAID TRACT 7;

THENCE N00°09'29"W, ON THE EASTERLY BOUNDARY OF SAID TRACT 7 AND THE EASTERLY BOUNDARY OF TRACT 8 AS PLATTED IN SADDLEBACK ESTATES RECORDED IN PLAT BOOK L-2 AT PAGE 81, A DISTANCE OF 101.19 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF TRACT A, BARNES CENTER APARTMENTS FILING NO. 2 RECORDED AT RECEPTION NO. 217714788 IN THE RECORDS OF SAID EL PASO COUNTY;

THENCE N44°40'57"E, ON SAID SOUTHEASTERLY LINE, A DISTANCE OF 168.17 FEET, TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY BOUNDARY OF TRACT C AS PLATTED IN SAID BARNES CENTER APARTMENT FILING NO.1;

THENCE ON SAID WESTERLY BOUNDARY OF TRACT C, THE FOLLOWING (6) SIX COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N44°40'57"E, HAVING A DELTA OF 11°03'31", A RADIUS OF 220.00 FEET AND A DISTANCE OF 42.26 FEET TO A POINT OF TANGENT;
2. S56°22'35"E, A DISTANCE OF 10.00 FEET;
3. S33°37'25"W, A DISTANCE OF 5.00 FEET;
4. S56°22'35"E, A DISTANCE OF 96.41 FEET TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 55°38'09", A RADIUS OF 175.00 FEET AND A DISTANCE OF 169.93 FEET TO A POINT OF TANGENT;
6. S00°44'25"E, A DISTANCE OF 101.82 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT B, SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID TRACT A, BARNES CENTER FILING NO. 1;

THENCE ON THE WESTERLY BOUNDARY OF SAID TRACT A, AS PLATTED IN BARNES CENTER FILING NO. 1, THE FOLLOWING (3) COURSES:

1. S00°44'25"E, A DISTANCE OF 129.35 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 16°10'57", A RADIUS OF 175.00 FEET AND A DISTANCE OF 49.43 FEET TO A POINT OF TANGENT;
3. S15°26'32"W, A DISTANCE OF 27.91 FEET TO THE POINT OF BEGINNING.

PLAT CONTAINS 105,391 SQ. FT. OR 2.419 ACRES OF LAND MORE OR LESS.

DEDICATION:

THE AFOREMENTIONED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO ONE LOT, AND EASEMENTS AS SHOWN. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "BARNES CENTER FILING NO.2", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

OWNER:

THE AFOREMENTIONED, SHREE SUMUKH HOSPITALITY, A LIMITED LIABILITY COMPANY, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT BY _____ AS _____ FOR SHREE SUMUKH HOSPITALITY, A LIMITED LIABILITY COMPANY, A COLORADO LIMITED LIABILITY COMPANY.

THIS _____ DAY OF _____, 20____, A.D. BY _____

_____ (_____)

NOTARY:

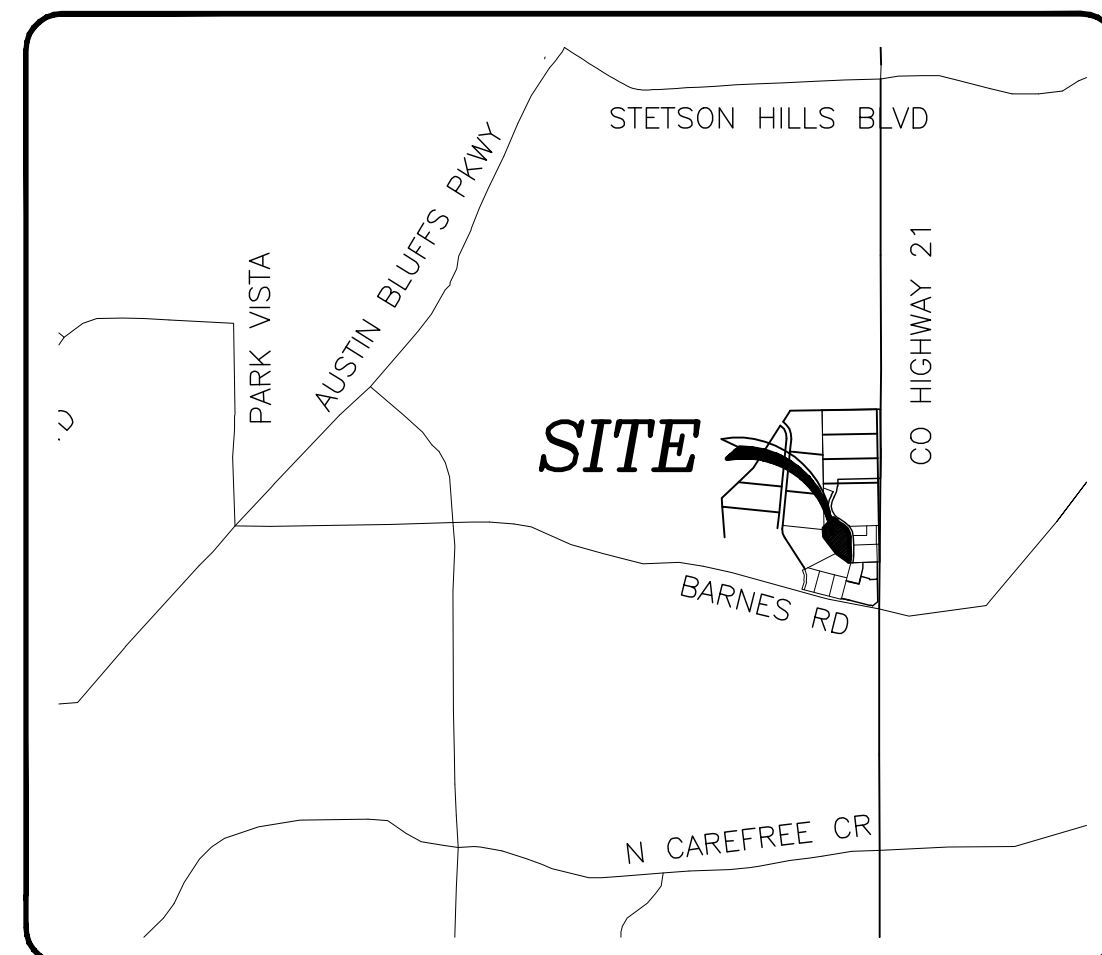
STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D.,

BY: _____ AS _____ FOR SHREE SUMUKH HOSPITALITY, A LIMITED LIABILITY COMPANY, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO



VICINITY MAP

n.t.s.

NOTES:

1. THE BEARINGS ARE BASED ON THE WEST LINE OF TRACT C, BARNES CENTER APARTMENTS FILING NO. 2 RECORDED AT RECEPTION NO.221714788 OF THE RECORDS OF EL PASO COUNTY, SAID LINE IS ASSUMED TO BEAR S00°44'25"E FROM MONUMENTS AS SHOWN.
2. THE APPROVAL OF THIS PLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS PLAT.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGELINE SURVEYING LLC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, RIDGELINE SURVEYING LLC RELIED UPON A OWNERS COMMITMENT FOR TITLE INSURANCE NO. SC55083124 BY LAND TITLE GUARANTEE COMPANY, DATED: SEPTEMBER 04, 2020.
4. THE PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY: _____ JOB NO. _____ DATED _____, 20____. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE #AR PFP 21-00758 OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 105, COLORADO SPRINGS, CO TO REVIEW SAID REPORT.
5. ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE.
6. THE PROPERTY BEING PLATTED HEREIN IN ITS ENTIRETY IS SUBJECT TO AN AVIGATION EASEMENT FOR PUBLIC AVIATION PURPOSES. SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT AND SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 217069667 OF THE RECORDS OF EL PAS COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
7. *NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS AIRPORT. THE BUYER SHOULD FAMILIARIZE THEMSELVES WITH THIS POTENTIAL AND THE RAMIFICATIONS THEREOF.
8. THE SUBJECT PROPERTY IS INCLUDED IN THE BARNES CENTER METROPOLITAN DISTRICT. THE FINDINGS AND DECREE FOR BARNES CENTER METROPOLITAN DISTRICT IS RECORDED UNDER RECEPTION NO 217156146, AND AS AMENDED.
9. ALL DIMENSION SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
9. AREA CALCULATION:
LOT 2.419 ACRES
TOTAL 2.419 ACRES

EASEMENTS:

AS SHOWN, ALL PERPETUAL SURFACE MAINTENANCE OF EASEMENTS WILL BE BY OWNER.

FEEES:

DRAINAGE FEES: _____
BRIDGE FEES: _____
SCHOOL FEES: _____
PARK FEES: _____

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, COLORADO, 2001, AS AMENDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS, OR, ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES, INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, SUBDIVISION BONDS, OR COMBINATIONS THEREOF, GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

FLOOD PLAIN LOCATION:

THE TRACT DESCRIBED HEREIN IS IN ZONE X AND DOES NOT FALL WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEMA MAP 08041C0538G, DATED DECEMBER 7, 2018.

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY STATES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN TO NORMAL STANDARDS AND CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO. THE SURVEY WAS PERFORMED AND PLAT PREPARED UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF.

JAMES F. LENZ
REGISTERED LAND SURVEYOR IN THE
STATE OF COLORADO, NO 34583
FOR AND ON BEHALF OF
RIDGELINE LAND SURVEYING LLC.

FILING APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, COLORADO, THE UNDERSIGNED HEREBY APPROVES FOR FILING THE ACCOMPANYING PLAT OF "BARNES CENTER FILING NO.2", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

CITY PLANNING DIRECTOR DATE _____

CITY ENGINEER DATE _____

CITY CLERK DATE _____

RECORDING:

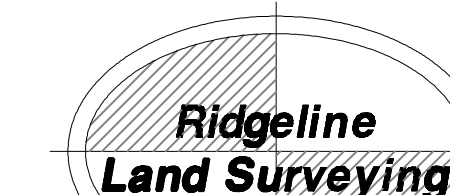
STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ____M. THIS _____ DAY OF _____, 20____, A.D. AND IS DULY RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EL PASO COUNTY CLERK AND RECORDER: CHUCK BROERMAN

BY: _____
DEPUTY

FEE: _____

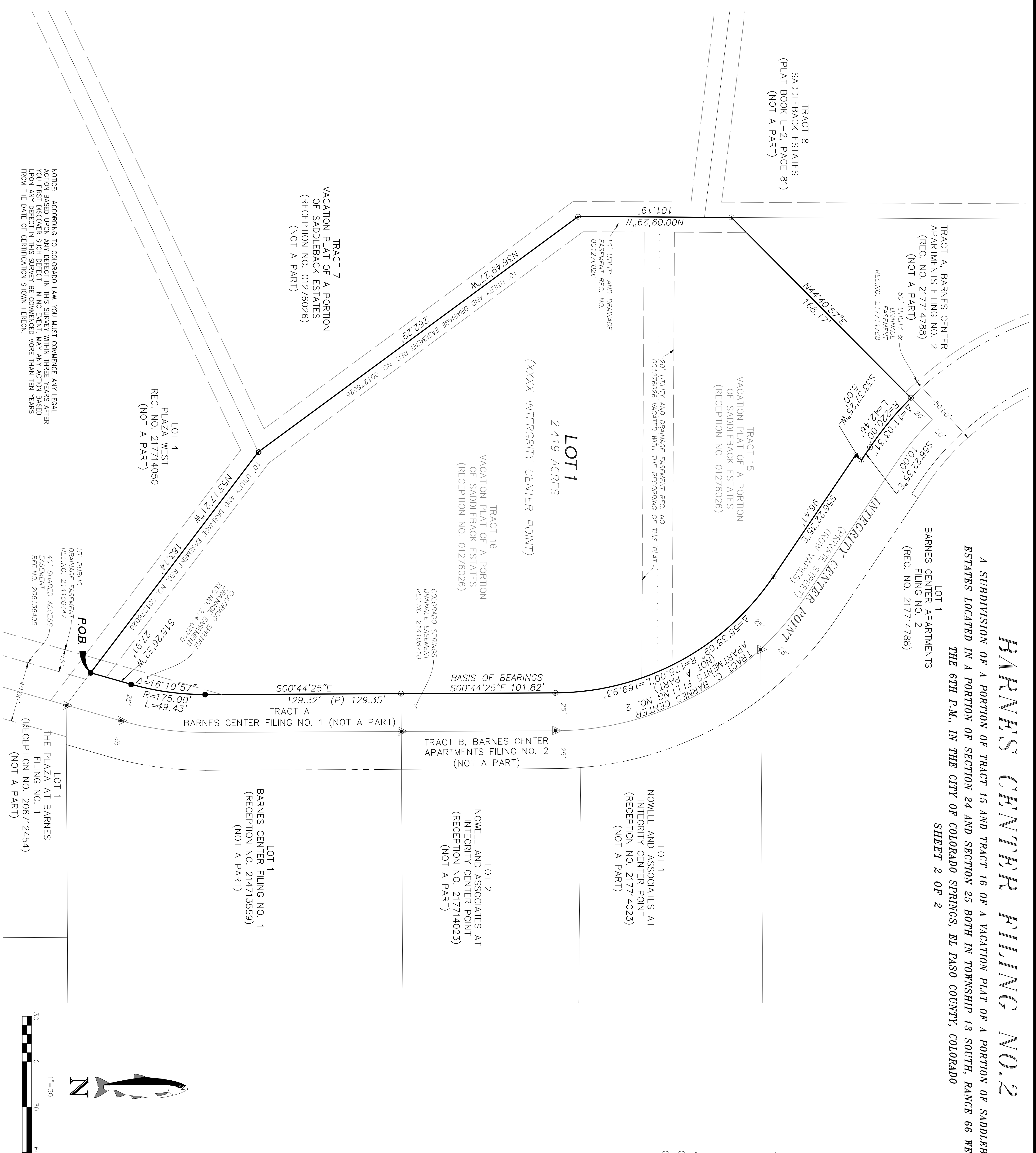


4345 BEVERLY STREET, SUITE C
COLORADO SPRINGS, CO 80918
TEL: 719.238.2917
DATE: 2/02/22
SHEET 1 OF 2
AR PFP 22-_____

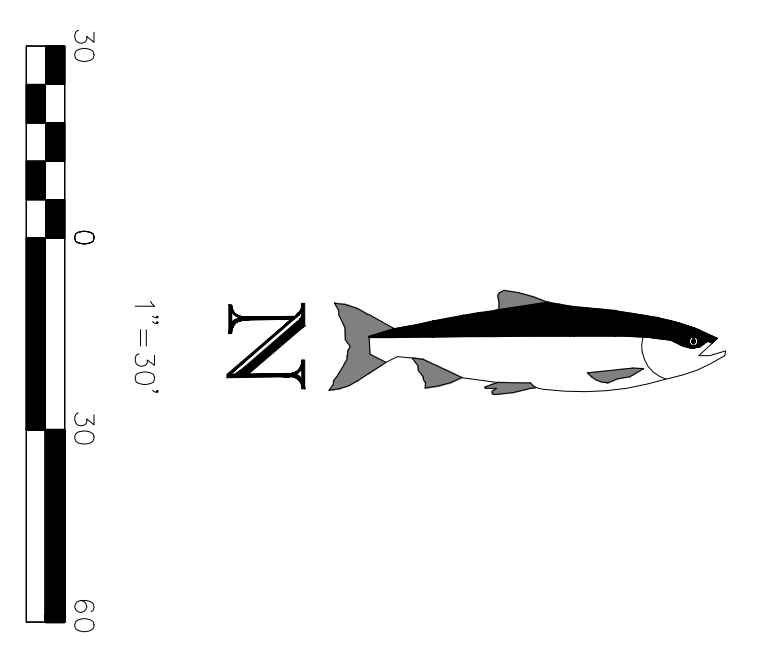
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A SUBDIVISION OF A PORTION OF TRACT 15 AND TRACT 16 OF A VACATION PLAT OF A PORTION OF SADDLEBACK ESTATES LOCATED IN A PORTION OF SECTION 24 AND SECTION 25 BOTH IN TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO
SHEET 2 OF 2



- LEGEND**
- ◆ PLSS CORNER
 - FND 1.5" ALUM. CAP PLS 30118 AT GRADE
 - FND 3/4" PIPE AT GRADE
 - SET 1/2" REBAR AND CAP PLS 34583 SET TO GRADE (UNLESS SHOWN OTHERWISE)
 - ▲ FOUND NAIL AND WASER IN ASPHALT
 - (M) MEASURED
 - (P) PLATTED



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Ridgeline Land Surveying
 4345 BENTLEY STREET, SUITE C
 COLORADO SPRINGS, CO 80918
 TEL: 719.238.2917
 DATE: 2/02/22
 SHEET 2 OF 2
 AR PFP 22